



£700,000

174 Brynland Avenue, Bishopston, Bristol, BS7 9DY

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174 Brynland Avenue Bishopston, Bristol, BS7 9DY

A well-presented three bedroom Victorian terraced home on Brynland Avenue, with a double-width mature garden and a timber-clad studio room complete with power and lighting.

The internal accommodation comprises a living room with a bay window with double glazed sash windows, stripped wood floors, ceiling coving and fireplace. The wall to the adjacent reception room has been removed to create a light and airy space filled with natural light, thanks to dual aspect windows. The family room features stripped wood floors, a cast iron radiator and a double glazed sash window looking onto the garden.

At the back of the ground floor is an open plan kitchen/dining space with stripped wood floor and contemporary fitted units alongside a bespoke storage unit built into the chimney breast. Glazed doors at the back open onto the patio area and garden beyond.

Underneath the stairs on the ground floor is a separate W/C, while the staircase above leads up to the first floor with a master bedroom at the front spanning the full width

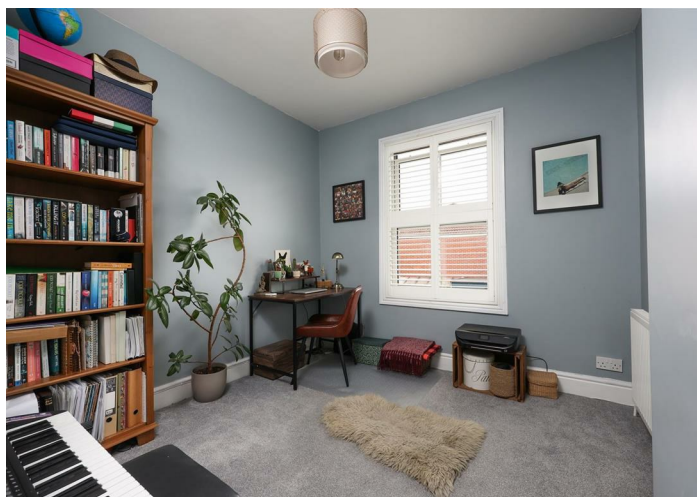


of the property, and features double-glazed sash windows in the bay and stripped wood floors. The second bedroom is located in the middle of the house and features fitted carpets, built-in storage in one of the alcoves, and a double-glazed sash window looking out onto the rear garden. The third bedroom is located to the rear of the house and is currently used as a home office. This room also features fitted carpets and a double-glazed sash window looking out to the garden.

Completing this floor is the family bathroom with a contemporary white suite and metro tiling.

Externally is a double-width rear garden with lawn, patio, mature trees, plants, and a garden studio with power and lighting. Currently used as a home gym, this garden room would make a perfect home office or guest bedroom. The garden further benefits from side access.

This is a perfect family home close to Ashley Down, Brunel Field and Bishop Road School, as well as the shops, cafes and bars on Gloucester Road and the newly opened train station in Ashley Down.





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Approximate Gross Internal Area = 109.82 sq m / 1182.09 sq ft
(Excluding Garden Room)

Garden Room Area = 13.0 sq m / 140.0 sq ft

Total Area = 122.82 sq m / 1322.09 sq ft

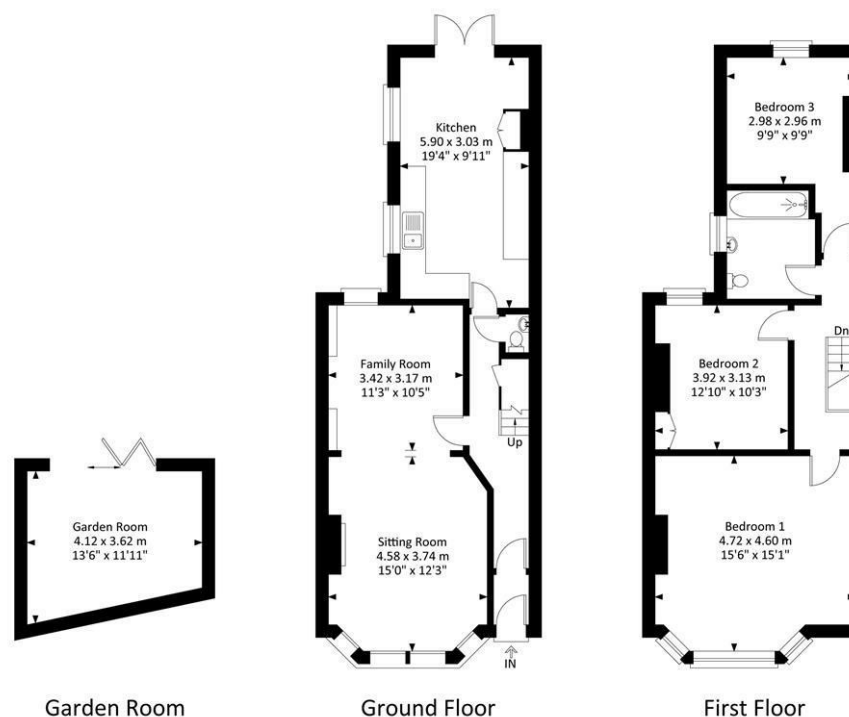


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (49-60) C (35-48) D (21-34) E (11-33) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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